

ARTICLE III:

RESIDENTIAL DISTRICT ZONING REGULATIONS

Section 300 *Residential Zones*

The following regulations and the general regulations contained in Article II shall apply in the Residence Zones:

Section 301 *Residence 1 (R-1) Zone*

301.1 Permitted Uses

- a. *One-family* dwellings
- b. *Accessory structures* and uses as enumerated in Section 214
- c. *Signs*
- d. Public parks and open space

301.2 Special Permit Uses

- a. Commercial farms, provided that:
 1. They not include the raising of swine or animals for pelts;
 2. They are located on a *lot* of five (5) acres or more; and
 3. Any *building* other than a dwelling shall be located one hundred (100) feet from any *lot line*.
- b. *Truck gardens*, greenhouses and plant nurseries, provided that they are located on a *lot* of two (2) acres or more.
- c. *Houses of worship*¹, convents and similar uses and Colleges, provided that:
 1. Minimum *lot* size be forty thousand (40,000) square feet;
 2. No parking or active recreation facilities shall be permitted in any required *front* or *side yard*;
 3. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
 4. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- d. A nonprofit *educational group care facility*, provided that:
 1. Said *educational group care facility* is not within five hundred (500) feet of a similar facility; and
 2. The development of the *premises* and the construction or remodeling of the *building* shall be compatible with the surrounding neighborhood and residence district.

¹ *Amendment to Article II: General Provisions, Section 200. Effective Date: March 10, 2004*

301.3 Lot Sizes and Areas

Each *lot* shall have a width of at least one hundred fifty (150) feet and an area of at least thirty thousand (30,000) square feet and shall be of such shape that a square with one hundred (100) feet on each side will fit on the *lot* behind and along the required *setback* of the *front yard*. Each *lot* shall have a minimum of one hundred (100) feet of the *street* frontage on a State of Connecticut or Town of East Hartford duly accepted *street*. The provisions of these regulations do not allow for *lots* without the required *street* frontage.

301.4 Lot Area per Dwelling Unit

The minimum *lot area* for each *dwelling unit* thereon shall be thirty thousand (30,000) square feet.

301.5 Yards

- a. Each *lot* shall have a *front yard* not less than fifty (50) feet in depth. (Refer to general requirement in Section 212) The requirement shall be reduced to forty (40) feet when it proven necessary to protect *solar access*.
- b. Each *lot* shall have two (2) *side yards* having a total width of thirty (30) feet, but no *side yard* shall be less than twelve (12) feet in width, except when it can be demonstrated that placement protects *solar access*, in which case the minimum *setback* will be reduced to ten (10) feet as long as the distance between *buildings* exceeds thirty (30) feet.
- c. Each *lot* shall have a *rear yard* of not less than fifty (50) feet in depth. *Solar access* standard allows it to be reduced to forty (40) feet.
- d. Each separate *building* on a *lot* shall be at least ten (10) feet from any other separate *building* on the *lot*.

301.6 Lot Coverage

All *buildings*, including *accessory buildings*, shall cover not more than fifteen (15) percent of the area of the *lot*.

301.7 Floor Area per Dwelling Unit

The minimum *livable floor area* per *dwelling unit* shall be at least one thousand (1,000) square feet for a *dwelling unit* occupying one (1) floor and at least one thousand two hundred (1,200) square feet for a *dwelling unit* occupying more than one (1) floor. In the case of a one and one-half *story* single-family dwelling, the total floor area for living quarters shall be one thousand two hundred (1,200) square feet, of which a first-floor area of eight hundred (800) square feet for living quarters shall be finished at the time the dwelling is erected.

301.8 Maximum Height

No *building* shall exceed thirty-five (35) feet in height.

Section 302 Residence 2 (R-2) Zone

302.1 Permitted Uses

- a. One-*family* dwellings
- b. *Accessory structures* and uses as enumerated in Section 214
- c. *Signs*
- d. Public parks and open space

302.2 Special permit Uses

- a. Commercial farms, provided that:
 - 1. They do not include the raising of swine or animals for pelts;
 - 2. They are located on a *lot* of five (5) acres or more; and
 - 3. Any *building* other than a dwelling shall be located one hundred (100) feet from any *lot line*.
- b. *Truck gardens*, greenhouses and plant nurseries, provided that:
 - 1. They are located on a *lot* of two (2) acres or more.
- c. *Houses of worship*², convents and similar uses and Colleges, provided that:
 - 1. Minimum *lot* size be forty thousand (40,000) square feet;
 - 2. No parking or active recreation facilities shall be permitted in any required *front* or *side yard*;
 - 3. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
 - 4. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- d. A nonprofit *educational group care facility*, provided that:
 - 1. Said *educational group care facility* is not within five hundred (500) feet of a similar facility; and
 - 2. The development of the *premises* and the construction or remodeling of the *building* shall be compatible with the surrounding neighborhood and residence district.

302.3 Lot sizes and Area

Each *lot* shall have a width of at least one hundred (100) feet and an area of at least fifteen thousand (15,000) square feet and shall be of such shape that a square with ninety (90) feet on each side will fit on the *lot* behind and along the required *setback* of the *front yard*. Each *lot* shall have a minimum of seventy (70) feet of *street* frontage on a State of Connecticut or Town of East Hartford duly accepted *street*. The provisions of these regulations do not allow for *lots* without the required *street* frontage.

² Amendment to Article II: General Provisions, Section 200. Effective Date: March 10, 2004

302.4 Lot Area per Dwelling unit

The minimum *lot area* for each *dwelling unit* thereon shall be fifteen thousand (15,000) square feet.

302.5 Yards

- a. Each *lot* shall have a *front yard* not less than forty (40) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the front *lot depth*. (Refer to general requirement in Section 212) The minimum *front yard* allowed under such solar exemption shall be no less than thirty (30) feet in depth.
- b. Each *lot* shall have two (2) *side yards* having a total width of twenty-five (25) feet, but no *side yard* shall be less than ten (10) feet in width, except when it can be demonstrated that placement protects *solar access*, in which case the minimum *setback* will be reduced to six (6) feet as long as the distance between *buildings* exceeds twenty-five (25) feet.
- c. Each *lot* shall have a *rear yard* of not less than forty (40) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the rear-*lot depth*. The minimum *rear yard* allowed under such solar exemption shall be no less than thirty (30) feet in depth.
- d. Each separate *building* on a *lot* shall be at least ten (10) feet from any other separate *building* on the *lot*.

302.6 Lot Coverage

All *buildings*, including *accessory buildings*, shall cover not more than twenty-five (25) percent of the area of the *lot*.

302.7 Floor Area Per Dwelling unit

The minimum *livable floor area* per *dwelling unit* shall be at least one thousand (1,000) square feet for a *dwelling unit* occupying one (1) floor and at least one thousand two hundred (1,200) square feet for a *dwelling unit* occupying more than one (1) floor. In the case of a one and one-half *story* single-family dwelling, the total floor area for living quarters shall be one thousand two hundred (1,200) square feet, of which a first floor area of eight hundred (800) square feet for living quarters shall be finished at the time the dwelling is erected.

302.8 Maximum Height

No *building* shall exceed thirty-five (35) feet in height.

Section 303 Residence 3 (R-3) Zone

303.1 Permitted Uses

- a. *One-family* dwellings
- b. *Accessory structures* and uses as enumerated in Section 214
- c. *Signs*
- d. Public parks and open space

303.2 Special permit Uses

- a. Commercial farms, provided that:
 - 1. They not include the raising of swine or the raising of animals for pelts;
 - 2. They are located on a *lot* of five (5) acres or more; and
 - 3. Any *building* other than a dwelling shall be located one hundred (100) feet from any *lot line*.
- b. *Truck gardens*, greenhouses and plant nurseries, provided that:
 - 1. They are located on a *lot* of two (2) acres or more.
- c. *Houses of worship*³, convents and similar uses and Colleges, provided that:
 - 1. Minimum *lot* size be forty thousand (40,000) square feet;
 - 2. No parking or active recreation facilities shall be permitted in any required *front* or *side yard*;
 - 3. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
 - 4. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- d. A nonprofit *educational group care facility*, provided that:
 - 1. Said *educational group care facility* is not within five hundred (500) feet of a similar facility; and
 - 2. The development of the *premises* and the construction or remodeling of the *building* shall be compatible with the surrounding neighborhood and residence district.

303.3 Lot Sizes and Area⁴

Each lot shall have a width of not less than eight-five (85) feet and an area of at least ten thousand (10,000) square feet and shall be of such shape that a square with seventy (70) feet on each side will fit on the lot behind and along the required setback of the front yard. Each lot shall have a minimum of sixty (60) feet of street frontage on a State of Connecticut or Town of East Hartford duly accepted street.

³ Amendment to Article II: General Provisions, Section 200. Effective Date: March 10, 2004

⁴ Amendment to Article III, Section 303.3, Lot Sizes and Area: changes in lot sizes and area. Effective Date August 31, 2001

303.3 Continued

Vacant or occupied lots which legally existed prior to September 30, 2001 shall have a minimum width of seventy-five (75) feet and an area of at least eight thousand (8,000) square feet and shall be of such shape that a square with sixty (60) feet on each side will fit on the lot behind and along the required setback of the front yard. Each lot shall have a minimum of fifty (50) feet of street frontage on a State of Connecticut or Town of East Hartford duly accepted street. The provisions of these regulations do not allow for lots without the required street frontage.

303.4 *Lot Area per Dwelling unit*⁵

The minimum lot area for each dwelling unit thereon shall be ten thousand (10,000) square feet. Vacant or occupied lots which legally existed prior to September 30, 2001 shall have minimum lot area for each dwelling unit of eight thousand (8,000) square feet.

303.5 *Yards*

- a. Each *lot* shall have a *front yard* not less than twenty-five (25) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the front *lot depth*. (Refer to general requirement in Section 212.) The minimum *front yard* allowed under such solar exemption shall be not less than twenty (20) feet in depth.
- b. Each *lot* shall have two (2) *side yards* having a total width of twenty (20) feet, but no *yard* shall be less than eight (8) feet in width, except when it can be demonstrated that placement protects *solar access*, in which case the minimum *setback* will be reduced to six (6) feet as long as the distance between *buildings* exceeds twenty (20) feet.
- c. Each *lot* shall have a *rear yard* not less than twenty-five (25) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the rear *lot depth*. The minimum *rear yard* allowed under such solar exemption shall be no less than twenty (20) feet in depth.
- d. Each separate *building* on a *lot* shall be at least ten (10) feet from any other separate *building* on the *lot*.

303.6 *Lot Coverage*

All *buildings*, including *accessory buildings*, shall cover not more than thirty-five (35) percent of the area of the *lot*.

303.7 *Floor Area per Dwelling unit*

The minimum *livable floor area* per *dwelling unit* shall be at least one thousand (1,000) square feet for a *dwelling unit* occupying one (1) floor and at least one thousand two hundred (1,200) square feet for a *dwelling unit* occupying more than one (1) floor. In the case of a one and one-half *story* single-family dwelling, the total floor area for living quarters shall be one thousand two hundred (1,200) square feet, of which a first floor area of eight hundred (800) square feet for living quarters shall be finished at the time the dwelling is erected.

303.8 *Maximum Height*

No *building* shall exceed thirty-five (35) feet in height.

⁵ Amendment to Article III, Section 303.4, *Lot Area per Dwelling Unit: changes in minimum lot area per dwelling unit. Effective Date August 31, 2001*

Section 304 Residence 4 (R-4) Zone

304.1 Permitted Uses

- a. One-family dwellings
- b. Two-family dwellings
- c. Three-family dwellings
- d. Renting of not more than two (2) rooms and furnishing table board for not more than three (3) boarders who are not members of the *family* of the resident proprietor.
- e. One (1) office of a resident of the *premises* in the dwelling with not more than one (1) employee not resident on the *premises*, provided that such office is secondary and incidental to the use of the *premises* for dwelling purposes and does not change the residential character or appearance thereof and does not occupy more than twenty-five (25) percent of the floor area of the *dwelling unit*.
- f. *Accessory structures* and uses as enumerated in Section 214
- g. *Signs*
- h. Public parks and open space

304.2 Special Permit Uses

- a. Commercial farms, provided that:
 1. They not include the raising of swine or fur-bearing animals;
 2. They are located on a *lot* of five (5) acres or more; and
 3. Any *building* other than a dwelling shall be located one hundred (100) feet from any *lot line*.
- b. *Truck gardens*, greenhouses and plant nurseries, provided that:
 1. They are located on a *lot* of two (2) acres or more.
- c. *Houses of worship*⁶, convents and similar uses and Colleges, provided that:
 1. Minimum *lot* size be forty thousand (40,000) square feet;
 2. No parking or active recreation facilities shall be permitted in any required *front* or *side yard*;
 3. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
 4. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- d. A nonprofit *educational group care facility*, provided that:
 1. Said *educational group care facility* is not within five hundred (500) feet of a similar facility; and
 2. The development of the *premises* and the construction or remodeling of the *building* shall be compatible with the surrounding neighborhood and residence district.

⁶ Amendment to Article II: General Provisions, Section 200. Effective Date: March 10, 2004

304.2 Continued

- e. Nonprofit civic clubs, lodges and recreation facilities, provided that:
 - 1. Off-street parking or active recreation facilities shall not be located in any required *front* or *side yard*;
 - 2. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*;
 - 3. Not more than seventy-five (75) percent of the area of the *lot* shall be occupied by active recreation facilities, picnic areas and similar recreation uses; and
 - 4. Minimum *lot* size shall be forty thousand (40,000) square feet, with a minimum frontage on the *street* of one hundred (100) feet.
- f. Daycare centers/nurseries as defined in Connecticut General Statutes Section 19a-77(a), provided that:
 - 1. The minimum *lot* size shall be fifteen thousand (15,000) square feet;
 - 2. No playground equipment or other equipment used in connection with such facility shall be maintained on the required *front yard* or *side yards* of the *premises* on which such facility is located;
 - 3. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic associated with the drop-off and delivery of children;
 - 4. A minimum outdoor play area of seventy-five (75) square feet per registered child shall be provided on site unless greater requirements are imposed by the regulations of any other State or Federal agency. This play area must be fenced to a minimum height of at least four (4) feet. The designated play area shall be effectively screened with evergreen shrubs or trees against abutting properties in a manner required by the Commission. The designated play area shall be designated and located for safety as to avoid the possibility of receiving bodily injury from accident hazards;
 - 5. All exterior lighting associated with the operation of the facility shall be designed not to interfere with adjacent properties; and
 - 6. Required parking shall be one (1) space for each five hundred (500) square feet of *gross building floor area* exclusive of the dedicated office area plus one (1) space for each teaching station, and one (1) space for each two hundred (200) square feet of gross dedicated office area.
- g. Hospitals, provided that:
 - 1. In addition to the required minimum *lot* size, there shall be two thousand five hundred (2,500) square feet of land area for each patient bed; and
 - 2. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- h. Convalescent homes, provided that:
 - 1. The minimum *lot* size shall be twenty thousand (20,000) square feet, plus one thousand (1,000) square feet of land area for each patient bed in excess of five (5) patient beds;
 - 2. No parking shall be permitted in any required *front yard*;
 - 3. A *front yard* shall be at least twenty-five (25) feet in depth;
 - 4. A *rear yard* shall be at least forty (40) feet in depth;

304.2 Continued

5. Each *yard* shall be increased by one (1) foot in depth or width for each one (1) foot that such *building* exceeds thirty (30) feet in height; and
6. Not more than twenty-five (25) percent of the *lot* shall be covered by *buildings*.
- i. Adaptive reuse of existing *structures* to office *buildings* and funeral homes, provided that:
 1. The *lot* has frontage on and direct access to a *street* having a right-of-way of at least fifty (50) feet in width and a pavement of at least thirty (30) feet in width;
 2. No parking shall be permitted in any required *front yard*; and
 3. Not more than twenty-five (25) percent of the area of the *lot* shall be covered by *buildings*.

304.3 Lot Sizes and Areas

Each *lot* shall have an area of at least seven thousand six hundred (7,600) square feet a width of at least seventy-five (75) feet. The *lot* shall be of such shape that a square with sixty (60) feet on each side will fit on the *lot* behind and along the required *setback* of the *front yard*.

Furthermore, each *lot* shall have a minimum of fifty (50) feet of *street* frontage on a State of Connecticut or Town of East Hartford duly accepted *street*. The provisions of these regulations do not allow for *lots* without the required *street* frontage.

304.4 Lot Area per Dwelling Unit

The minimum *lot area* for each *dwelling unit* thereon shall be three thousand eight hundred (3,800) square feet.

304.5 Yards

- a. Each *lot* shall have a *front yard* not less than twenty-five (25) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the front *lot depth*. (Refer to general requirement in Section 212) The minimum *front yard* allowed under such solar exemption shall be no less than twenty (20) feet in depth.
- b. Each *lot* shall have two *side yards* having a total width of twenty (20) feet, but no *side yard* shall be less than eight (8) feet in width, except when it can be demonstrated that placement protects *solar access*, in which case minimum *setback* will be reduced to six (6) feet as long as the distance between *buildings* exceeds twenty (20) feet.
- c. Each *lot* shall have a *rear yard* of not less than twenty-five (25) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the rear *lot depth*. The minimum *rear yard* allowed under such solar exemption shall be no less than twenty (20) feet in depth.
- d. Each separate *building* on the *lot* shall be at least ten (10) feet from any other separate *building* on the *lot*.

304.6 Lot Coverage

All *buildings*, including *accessory buildings* shall cover not more than thirty-five (35) percent of the area of the *lot*.

304.7 Floor Area per Dwelling unit

The minimum *livable floor area* for a single-family dwelling shall be at least one thousand (1,000) square feet for a *dwelling unit* occupying one (1) floor and at least one thousand two hundred (1,200) square feet for a *dwelling unit* occupying more than one floor. In the case of a one and one-half *story* single-family dwelling, the total floor area for living quarters shall be one thousand two hundred (1,200) square feet, of which a first floor area of eight hundred (800) square feet for living quarters shall be finished at the time the dwelling is erected. In the case of a two- or three-family dwelling, at least eight hundred fifty (850) square feet of *livable floor area* shall be provided for each *dwelling unit*.

304.8 Maximum Height

No *building* shall exceed thirty-five (35) feet in height.

Section 305 Residence 5 (R-5) Zone

305.1 Permitted Uses

- a. One-*family* dwellings
- b. Two-*family* dwellings
- c. Three-*family* dwellings
- d. Renting of not more than two (2) rooms and furnishing table board for not more than three (3) boarders who are not members of the *family* of the resident proprietor.
- e. One (1) office of a resident of the *premises* in the dwelling with not more than one (1) employee not resident on the *premises*, provided that such office is secondary and incidental to the use of the *premises* for dwelling purposes and does not change the residential character or appearance thereof and does not occupy more than twenty-five (25) percent of the floor area of the *dwelling unit*.
- f. *Accessory structures* and uses as enumerated in Section 214
- g. *Signs*
- h. Public parks and open space

305.2 Special permit Uses

- a. Commercial farms, provided that:
 1. They not include the raising of swine or fur-bearing animals;
 2. They are located on a *lot* of five (5) acres or more; and
 3. Any *building* other than a dwelling shall be located one hundred (100) feet from any *lot line*.
- b. *Truck gardens*, greenhouses and plant nurseries, provided that:
 1. They are located on a *lot* of two (2) acres or more.
- c. *Houses of worship*⁷, convents and similar uses and Colleges, provided that:
 1. Minimum *lot* size be forty thousand (40,000) square feet;
 2. No parking or active recreation facilities shall be permitted in any required *front* or *side yard*;
 3. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
 4. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- d. A nonprofit *educational group care facility*, provided that:
 1. Said *educational group care facility* is not within five hundred (500) feet of a similar facility; and
 2. The development of the *premises* and the construction or remodeling of the *building* shall be compatible with the surrounding neighborhood and residence district.

⁷ Amendment to Article II: General Provisions, Section 200. Effective Date: March 10, 2004

305.2 Continued

- e. Nonprofit civic clubs, lodges and recreation facilities, provided that:
 - 1. Off-street parking or active recreation facilities shall not be located in any required *front* or *side yard*;
 - 2. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*;
 - 3. Not more than seventy-five (75) of the area of the *lot* shall be occupied by active recreation facilities, picnic areas and similar recreation uses; and
 - 4. Minimum *lot* size be forty thousand (40,000) square feet, with a minimum frontage on the *street* of one hundred (100) feet.
- f. Multiple-*family* dwellings, provided that:
 - 1. The minimum *lot area* shall be two thousand five hundred (2,500) square feet per *dwelling unit* and the minimum *lot* size shall be ten thousand (10,000) square feet;
 - 2. The minimum average *lot width*, defined as the average width between the required *front* and *rear yards* measured in the same manner as for *lot width*, shall be seventy-five (75) feet plus four (4) feet for each *dwelling unit*, with a maximum required width of four hundred (400) feet;
 - 3. The minimum *lot frontage* shall be seventy-five (75) feet plus one (1) foot for each *dwelling unit*, with maximum required frontage of one hundred fifty (150) feet;
 - 4. The principal entrance for each separate dwelling *structure* shall front on a separate *yard* not less than thirty (30) feet in depth with access to the public right-of-way and with adequate emergency vehicle access to each dwelling *structure*;
 - 5. Not more than twenty-five (25) percent of the area of the *lot* shall be covered by *buildings*;
 - 6. The *lot* shall have a *front yard* not less than thirty (30) feet in depth;
 - 7. Each separate *structure* shall have *side* and *rear yard* separations between *buildings* of at least thirty (30) feet, which separations shall be increased by one (1) foot for each additional one (1) foot such *structure* exceeds thirty (30) feet in height;
 - 8. Each separate dwelling *structure* shall be located not less than fifteen (15) feet from any *lot line*;
 - 9. The *lot* shall be located on and have direct access to a *street* having a right-of-way width of fifty (50) feet and a pavement width of thirty (30) feet minimum, connecting to main arterial roads directly or indirectly by *streets* not less than these widths;
 - 10. No parking shall be permitted in any required *front yard*;
 - 11. All parking and parking access drives other than garage access shall be located at least fifteen (15) feet from any dwelling *structure* or any *side* or *rear lot line*. When located within thirty (30) feet of any *lot line*, parking and parking access drives shall be screened from abutting property lines by fencing with a minimum height of six (6) feet or by shrubs, hedges, planted *berms* or trees of a sufficient mass to be opaque (see Design Review Manual);
 - 12. Each *dwelling unit* shall provide a minimum *livable floor area* of six hundred fifty (650) square feet in any efficiency or one (1) bedroom unit and shall provide an additional one hundred twenty-five (125) square feet of livable floor for each additional bedroom; and

305.2 Continued

13. Each multiple-*family* development shall provide open space and recreation areas at a minimum level of ten (10) percent of the total tract size for both active and passive recreation on the site. No more than fifty (50) of the open space area shall be composed of land that lies in a regulated *Flood Hazard Zone*, inland wetlands, or that is regulated by any other State or Federal environmental agency.
- g. Daycare centers/nurseries as defined in Connecticut General Statutes Section 19a-77(a), provided that:
1. The minimum *lot* size shall be fifteen thousand (15,000) square feet;
 2. No playground equipment or other equipment used in connection with such facility shall be maintained on the required *front yard* or *side yards* of the *premises* on which such facility is located;
 3. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic associated with the drop-off and delivery of children;
 4. A minimum outdoor play area of seventy-five (75) square feet per registered child shall be provided on site unless greater requirements are imposed by the regulations of any other State or Federal agency. This play area must be fenced to a minimum height of at least four (4) feet. The designated play area shall be effectively screened with evergreen shrubs or trees against abutting properties in a manner required by the Commission. The designated play area shall be designated and located for safety as to avoid the possibility of receiving bodily injury from accident hazards;
 5. All exterior lighting associated with the operation of the facility shall be designed not to interfere with adjacent properties; and
 6. Required parking shall be one space for each five hundred (500) square feet of *gross building floor area* exclusive of the dedicated office area plus one (1) space for each teaching station, and one (1) space for each two hundred (200) square feet of gross dedicated office area.
- h. Hospitals, provided that:
1. In addition to the required minimum *lot* size, there shall be two thousand five hundred (2,500) square feet of land area for each patient bed; and
 2. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- i. Convalescent homes, provided that:
1. The minimum *lot* size shall be twenty thousand (20,000) square feet plus one thousand (1,000) square feet of land area for each patient bed in excess of five (5) patient beds;
 2. No parking shall be permitted in any required *front yard*;
 3. A *front yard* shall be at least twenty-five (25) feet in depth;
 4. A *rear yard* shall be at least forty (40) feet in depth;
 5. Each *yard* shall be increased by one (1) foot in depth or width for each one (1) foot that such *building* exceeds thirty (30) feet in height; and
 6. Not more than twenty-five (25) percent of the *lot* shall be covered by *buildings*.

305.2 Continued

- j. Office *buildings* and funeral homes, provided that:
 - 1. The *lot* has frontage on and direct access to a *street* having a right-of-way of at least fifty (50) feet in width and a pavement of at least thirty (30) feet in width;
 - 2. No parking shall be permitted in any required *front yard*; and
 - 3. Not more than twenty-five (25) percent of the area of the *lot* shall be covered by *buildings*.

305.3 Lot Sizes and Areas

Each *lot* shall have an area of at least seven thousand six hundred (7,600) square feet a width of at least seventy-five (75) feet. The *lot* shall be of such shape that a square with sixty (60) feet on each side will fit on the *lot* behind and along the required *setback* of the *front yard*.

Furthermore, each *lot* shall have a minimum of fifty (50) feet of *street* frontage on a State of Connecticut or Town of East Hartford duly accepted *street*. The provisions of these regulations do not allow for *lots* without the required *street* frontage.

305.4 Lot Area per Dwelling unit

The minimum *lot area* for each *dwelling unit* thereon shall be three thousand eight hundred (3,800) square feet.

305.5 Yards

- a. Each *lot* shall have a *front yard* not less than twenty-five (25) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the front *lot* depth. (Refer to general requirement in Section 212) The minimum *front yard* allowed under such solar exemption shall be no less than twenty (20) feet in depth.
- b. Each *lot* shall have two (2) *side yards* having a total width of twenty (20) feet, but no *side yard* shall be less than eight (8) feet in width, except when it can be demonstrated that placement protects *solar access*, in which case minimum *setback* will be reduced to six (6) feet as long as the distance between *buildings* exceeds twenty (20) feet.
- c. Each *lot* shall have a *rear yard* of not less than twenty-five (25) feet in depth, except when it can be demonstrated that *solar access*, protection or control of the south-facing wall of the *structure* will be substantially hindered by the rear *lot depth*. The minimum *rear yard* allowed under such solar exemption shall be no less than twenty (20) feet in depth.
- d. Each separate *building* on the *lot* shall be at least ten (10) feet from any other separate *building* on the *lot*.

305.6 Lot coverage

All *buildings*, including *accessory buildings* shall cover not more than thirty-five (35) percent of the area of the *lot*.

305.7 Floor Area per Dwelling unit

The minimum *livable floor area* for a single-family dwelling shall be at least one thousand (1,000) square feet for a *dwelling unit* occupying one (1) floor and at least one thousand two hundred (1,200) square feet for a *dwelling unit* occupying more than one (1) floor. In the case of a one and one-half *story* single-family dwelling, the total floor area for living quarters shall be one thousand two hundred (1,200) square feet, of which a first floor area of eight hundred (800) square feet for living quarters shall be finished at the time the dwelling is erected. In the case of a two- or three-family dwelling, at least eight hundred fifty (850) square feet of *livable floor area* shall be provided for each *dwelling unit*.

305.8 Maximum Height

No *building* shall exceed thirty-five (35) feet in height.

THIS PAGE IS LEFT BLANK INTENTIONALLY

Section 306 Residence 6 (R-6) Zone

306.1 Permitted Uses

Any use permitted in the Residence 3 (R-3) Zone, provided that dwellings shall conform to the requirements of Sections 303.3, 303.4, 303.5, 303.6, 303.7, 303.8.

306.2 Special Permit Uses

Mobile home parks (also known as manufactured home parks as defined in Section 200), provided that:

- a. *Mobile home parks* shall upon passage of these regulations be permitted in the Residence 6 (R-6) Zone subject to compliance with the provisions of this section. Nothing herein is intended to convey that *mobile home spaces* as created under the provisions of this section may be sold as individual lots;
- b. No *major recreational equipment* as defined in Section 200 shall be permitted on a *mobile home space* or drive, except under the following conditions:
 1. For purposes of loading and unloading before and after recreational use;
 2. For purposes of cleaning and repairing, except motor and mechanical vehicle parts of such equipment;
 3. Parking of such equipment shall not be permitted more than twice in one (1) week for a period not exceeding twelve (12) hours each time; and
 4. *Mobile home park* management may designate an area within the *mobile home park* for the permanent storage of such equipment, which area shall conform to the distance requirements of Section 306.2i3.
- c. No individual *mobile home* shall be occupied as a residence on any individual *lot* outside of a *mobile home park*;
- d. The display, storage or commercial sale of *mobile homes* is expressly prohibited on the *premises* of any *mobile home park*. This shall not be construed to prohibit any sale of a mobile home where a valid certificate of occupancy has been issued by the Town of East Hartford.
- e. No *person* shall establish or engage in the construction of any *mobile home park* or make any addition or alteration to any existing park that changes the number of spaces for *mobile homes* within the park or affects the facilities therein until he first secures a construction permit in accordance with procedure for the applicant's securing such a permit and assuring the Town that the requirements of the permit are complied with shall consist of the following:
 1. A *mobile home park* plan containing the information prescribed in Section 306.2f shall be prepared and submitted to the Planning and Zoning Commission for approval;
 2. A check made payable to the Treasurer, Town of East Hartford, in the amount determined by the Town of East Hartford;
 3. No plan is required to be prepared to make minor facility improvements (not including public utilities) in an existing *mobile home park* in which the number of *mobile home spaces* within the park is not affected. When no plan is required, applications for a construction permit may be made directly to the Building Inspector. When a plan is required, the applicant must first secure the approval of the Planning and Zoning Commission before making such application to the Building Inspector;

306.2 Continued

4. If the application contains the necessary information and the requirements of this section are complied with, the permit shall be issued. Construction permits shall be nontransferable except with the written consent of the Building Inspector;
 5. The Building Inspector shall make an examination of the construction at any reasonable time to determine whether the work is being done according to approved plans and specifications, and the *owner* shall make available any records, test data or other information essential to such determination;
 6. An occupancy permit shall not be issued until all terms and conditions as stipulated in the construction permit have been complied with; and
 7. When any land, easements or rights-of-way are to be dedicated to public use, a final plan shall be prepared, approved and recorded as required by the Town of East Hartford subdivision regulations.
- f. Application for a construction permit hereunder shall be made in writing to the Commission (or Building Inspector, when applicable) and shall include the following:
1. The name of the *mobile home park*, the name(s) and the address(es) of the real party(ies) in interest if other than the applicant;
 2. Proof of ownership, option or valid lease;
 3. Construction permit fee;
 4. One (1) original and four (4) prints of a site plan made by a licensed surveyor under seal at a scale of not less than one (1) inch to one hundred (100) feet, being an overall size of not larger than twenty-five (25) inches by thirty-seven (37) inches (including border) that contains the following information:
 - (a) Date, approximate north arrow, and scale;
 - (b) The boundary line of the tract with accurate linear and angular dimensions drawn to scale;
 - (c) Contours with a vertical interval of two (2) feet referred to seal level datum;
 - (d) The locations of existing and platted property lines, *streets*, *buildings*, watercourses, railroads, bridges, water mains, sewers, culverts, drainpipes and any utility easements, both on the land to be developed into a *mobile home park* and on land immediately adjoining, and the names of adjoining subdivisions or the names of recorded *owners* of adjoining parcels of land according to Assessor's records;
 - (e) The names, locations and dimensions of proposed *streets*, alleys, drives, parking areas, entrances, exits, walkways, easements, recreation areas, parks and other reservations, *building lines* and *mobile home spaces* within the park; such *mobile home spaces* shall be identified with specific numbers;
 - (f) When deemed necessary by the Building Inspector or Town Engineer, profiles of all proposed Town-accepted *streets* showing natural and finished grades drawn to a scale of not less than one (1) inch to forty (40) feet horizontal and one (1) inch to four (4) feet vertical;
 - (g) Plans of proposed utility layouts (sewer lines, water lines, storm drainage, electric lighting, etc.) showing feasible connections to existing utility systems; also, the location and number of garbage receptacles provided, if any;

306.2 Continued

- (h) The following requirements shall apply forthwith to all existing and proposed *mobile home parks*, provided however, that the Commission may require additional improvements as may in its judgments be required by specific circumstances.

(1) Minimum Size

No *mobile home park* shall be located on a tract of land which is less than ten (10) acres in size; such ten (10) acres shall be devoted to *mobile home park* purposes only. Each park shall contain not less than seventy-five (75) *mobile home spaces*, provided that seventy-five (75) spaces shall be developed before an occupancy permit can be issued.

(2) *Mobile home spaces*

Every *mobile home space* shall contain not less than three thousand (3,000) square feet and shall be not less than thirty-five (35) feet in width, measured perpendicular to the long axis of the *mobile home*. Each *mobile home space* shall be defined by permanent corner markers.

(3) Arrangement of *mobile homes*

Mobile homes shall be parked one (1) to a space. *Mobile homes* and their structural additions therein shall not be located closer than:

- (a) Five (5) feet from any boundary of a *mobile home space*;
- (b) Fifteen (15) feet from any other *mobile home* in the park;
- (c) Twenty (20) feet from any *building*;
- (d) Ten (10) feet from the *mobile home park* property line; and
- (e) Six hundred (600) feet from any existing or proposed public *building*, public highway, public park, or school.

(4) Drives

Every *mobile home space* shall abut a private drive within the *mobile home park*. Such private drives serving *mobile home spaces* shall be graded, well drained and at least forty (40) feet in width. At least twenty-four (24) feet of the drive width shall be paved with a minimum of one and one-half (1.5) inches of asphalt or other Town-approved material. When cul-de-sacs are used, a turn-around with a paved radius of at least forty (40) feet shall be constructed in accordance with Town standards.

(5) Off-street parking

Off-street parking shall be provided as required in Section 209 of these regulations. Each *mobile home space* shall be provided with at least one (1) space. Additional *parking spaces* required for the park shall be in a centrally located parking *lot*.

306.2 Continued

(6) Patios, walkways and sidewalks

Each *mobile home space* shall be provided with a patio/deck of at least one hundred eighty (180) square feet constructed of concrete, brick, flagstone, wood, or other such hard surface material (not including asphalt) and a similarly paved walkway of at least thirty (30) inches in width leading from the drive or off-street *parking space* to the patio. A sidewalk shall be provided in accordance with Town standards along one (1) side of the entrance roadway leading into the park from the public thoroughfare(s) serving as access to the park. Such sidewalk shall extend from the public thoroughfare to the first cross drive located within the park.

(7) Service buildings

- (a) Within a *mobile home park* one (1) *mobile home* may be used as an administrative office. Any administrative and public service *buildings*, if provided, housing sanitation and laundry facilities shall be of permanent *structure* complying with all applicable ordinances of the Town and State regarding *buildings*, electrical installations, plumbing, sanitation systems, etc.
- (b) Public service *buildings*, if provided, shall be well lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material (including painted woodwork) as will permit repeated cleaning and washing, and shall be maintained at a temperature of at least sixty-eight (68) degrees Fahrenheit. The floors of public-service *buildings* shall be of water-impervious material.
- (c) All service *buildings* and grounds of the park shall be maintained in a clean, slightly condition and kept free from any condition that would menace the health of any occupant or the public or constitute a nuisance.
- (d) Service and auxiliary *buildings* in a *mobile home park* shall be constructed in accordance with regulations adopted by the Town Board of Health and other applicable town regulations.

(8) Recreation and open areas

Not less than eight (8) percent of the area of the park site shall be devoted to recreation facilities or open space. Recreation facilities shall include community *buildings*, *swimming pools*, adult recreation and child play areas. Recreation and open space areas shall not be developed for any other use and shall be maintained by the park *owner* for the life of the park.

(9) Drainage

The *mobile home park* shall be located on ground situated so it is not susceptible to *flooding*, and graded to prevent any water from ponding or accumulating on the *premises*. Storm-water drainage facilities shall be provided in accordance with Town requirements.

(10) Refuse collection

Refuse collection shall be the responsibility of the *mobile home park owner*, provided that collections shall be twice weekly. The owner and resident shall comply with the recycling ordinance of the Town of East Hartford and amendments thereto.

306.2 Continued

(11) Utility system

- (a) The *owner* of a *mobile home park* shall provide each *mobile home space* located therein with an approved water supply and sewerage disposal system in accordance with requirements of the East Hartford Health Department. The *Health Officer* may, if needed for the preservation of the public health, require specific auxiliary *buildings* or facilities to be constructed or installed within the park and may, in addition, require that the *mobile home space* constructed in the park be of greater area than specified in these Regulations.
- (b) In regard to utility installations involving gas, oil, telephone and central TV systems, requirements specified by State and local agencies and departments having jurisdiction shall be complied with.

g. Design exceptions

When an arrangement can be shown to provide more useful open space without infringing upon the privacy of *mobile home* dwellers or neighboring property *owners*, or when the use of screening devices can be shown to compensate for any slight reductions in space between *mobile homes* and another *buildings* or properties, the Planning and Zoning Commission may approve a revised design plan if, in its opinion, the *mobile home park* plan submitted is equal to or better than an arrangement that would conform to Section 306.2i of these Regulations. No minimum dimension shall be reduced by more than twenty (20) percent. For each square foot of land gained within a *mobile home park* through a reduction a *lot* size below the minimum requirements, equal amounts of land shall be retained as open space for park, recreation and related uses. This open space shall not be developed for any other use and shall be maintained by the *mobile home park owner* for the life of the park.